

Prepared by: O'Brien Law Firm, LLC: 1630 Goodman Rd E, Ste 5, Southaven, MS 38671 (662) 349-3339, File No. 12010004
Indexing Instructions: Lot 149, Section "C", Worthington Subd., Sec 5, T2S,R7W, Plat Book 83, Page 24-26

WARRANTY DEED

Grantor(s): **Elaine Kaden**
Address: 9065 Windsong Lane, Southaven, MS 38672
Phone: 901-289-8595 *n/a*
Grantee(s): **Donnie W. Hurst and Amy Cook**
Address: 5928 Frederick Dr. Southaven, MS 38671
Phone: 901-568-3882 *n/a*

For and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor, **Elaine Kaden, unmarried**, does hereby sell, convey and warrant unto Grantee, **Donnie W. Hurst, an unmarried man, and Amy Cook, an unmarried women, as joint tenants with rights of survivorship**, the following described real property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 149, Section "C", Worthington Subdivision, Section 5, Township 2 South, Range 7 West, DeSoto County, Mississippi as shown by plat appearing of record in Plat Book 83, Page 24-26, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to restrictive covenants and utility easements shown on plat of said subdivision, subdivision and zoning regulations in effect in DeSoto County, Mississippi, rights of ways and easements for public roads and public utilities and all applicable building restrictions and easements of record, Health Department regulations in effect in DeSoto County, Mississippi, and any prior reservation of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the aforescribed real property.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

AND THE GRANTOR, DOES HEREBY CONVEY with the Grantee(s), except as above-noted, that, at the time of delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against non other.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee(s) have inspected and examined the property and are purchasing same based on no representation or warranties express or implied, made by Grantor, but on their own judgment.

Possession is given upon the delivery of this deed; taxes for the year 2011 shall be prorated among the parties

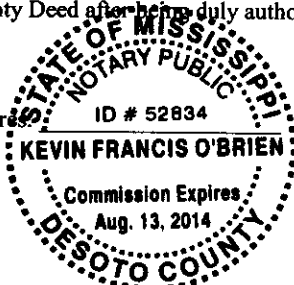
WITNESS MY SIGNATURE this February 08, 2012


Elaine Kaden

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said County and State aforesaid, on this 08th day of February, 2012 within my jurisdiction, the within named, **Elaine Kaden** who acknowledged to me that she signed and delivered the foregoing Warranty Deed after being duly authorized so to do.

My commission expires




Notary Public